

128.0

0002

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

923,800 / 923,800

USE VALUE:

923,800 / 923,800

ASSESSED:

923,800 / 923,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
24-26		SCHOOL ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	PANTAZOPOULOS GEORGE-ETAL
Owner 2:	PANTAZOPOULOS GEORGIA
Owner 3:	

Street 1: 207 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2412 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5962.000	440,000	4,700	479,100	923,800		82975
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

1 of 1

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																			
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:									7	5	15	2																																																																																														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									OPP	OPP	OPP	2																																																																																														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									25	(75)																																																																																																
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID												32																																																																																															
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									45	UAT	SFL	FFL	BMT																																																																																												
Color: BLUE	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										(1080)																																																																																																
GENERAL INFORMATION				Fpl:	Rating:	Other									13	SFL	FFL	BMT	(917)																																																																																												
Grade: C - Average	Year Blt: 1926	Eff Yr Blt:	Alt LUC:	WSFlue:	Rating:	Upper									1	9	6	2	3																																																																																												
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Lvl 2									OPP	6	(54)	FFL	(18)																																																																																														
INTERIOR INFORMATION				Lvl 1																																																																																																											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Lower																																																																																																											
Economic:	Special:	Override:	Total: 31 %	Totals	RMS: 11	BRs: 4	Baths: 2	HB																																																																																																							
DEPRECIATION				REMODELING	RES BREAKDOWN																																																																																																										
Phys Cond: AV - Average	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRs	FL																																																																																																						
31. %	%	%	%	%	Interior:	1	6	2	1																																																																																																						
					Additions:	1	5	2	1																																																																																																						
					Kitchen:																																																																																																										
					Baths:																																																																																																										
					Plumbing:																																																																																																										
					Electric:																																																																																																										
					Heating:																																																																																																										
					General:																																																																																																										
					Totals	2	11	4																																																																																																							
CALC SUMMARY				COMPARABLE SALES																																																																																																											
Basic \$ / SQ: 170.00	Size Adj.: 1.08532333	Const Adj.: 0.99980003	Adj \$ / SQ: 184.468	Other Features: 101500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																					
				LUC Factor: 1.00	Juris. Factor:		Adj Total: 637617			Before Depr: 184.47																																																																																																					
				Depreciation: 197661	Special Features: 0					Val/Su Net: 107.76																																																																																																					
				Depreciated Total: 439956	Final Total: 440000					Val/Su SzAd: 182.42																																																																																																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 128.0-0002-0030.0																																																																																																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																														
3	Garage	D	Y	1	18X20	A	AV	1950	21.94	T	40	104			4,700		4,700																																																																																														
More: N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700																																																																																																									
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